

TRANSFER
TAX
PAID

WARRANTY DEED

Statutory Short Form

030662

48-7

We, **William F. Lawler and Roberta L. Lawler** of Waterville, Kennebec County, State of Maine, for consideration paid, grant and convey to **Erik C. Bertelsen and Abigail H. Jones**, of 33 Spruce Street, Action, Massachusetts 01720, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, more particularly bounded and described as follows, to wit:

Beginning at a granite monument set in the ground in the westerly line of Burleigh Street at a point two hundred eighty (280) feet northerly measuring in said westerly line of said Burleigh Street from land formerly of Elwood Jepson; thence running westerly in a line parallel with said Jepson's north line to the Messalonskee Stream; thence running northerly along said stream to the southwesterly corner of land of Carl R. Green, or Mabel D. Green, now or formerly; thence running easterly in a line parallel with said Jepson's north line to said westerly line of Burleigh Street; thence running southerly on the westerly line of Burleigh Street one hundred five (105) feet to the point of beginning.

Being lot numbered sixty-eight (68) and the southerly thirty-five (35) feet of lot numbered sixty-nine (69) on a plan of Gilman Field, so-called, made for the Waterville Land Company by John H. Burleigh, C. E., June 12, 1905 and on file in the Kennebec County Registry of Deeds.

This conveyance is made upon the restriction that no building other than a private dwelling house, private garage and their appurtenances, shall be erected upon the above described premises, and that no part of any building, including piazza, porticoes and bay windows, but not including doorsteps, shall be erected nearer to the westerly line of Burleigh Street than fifteen (15) feet.

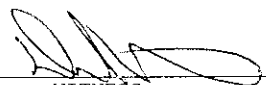
This conveyance is subject to a right of way as now used over the strip of land six (6) feet in width next southerly of the northerly line of the property hereby conveyed and extending westerly from said Burleigh Street along said property line a distance of eighty-three (83) feet, said right of way to be used in common with the property owner on the north, Mabel D. Green, her heirs and assigns.

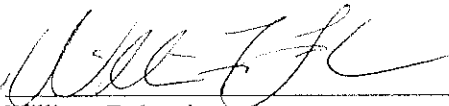
Being all and the same premises acquired by William F. Lawler and Roberta L. Lawler by Warranty Deed from The First Baptist Church of Waterville dated June 26, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5158, Page 93.

ERIC BERTELSON (2)

WITNESS our hands and seals this 1st day of December, 2000.

Signed, Sealed and Delivered
in the presence of:


WITNESS


William F. Lawler


WITNESS


Roberta L. Lawler

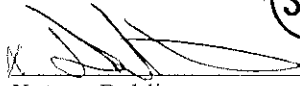
STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December 1, 2000

48-7

Then personally appeared the above named William F. Lawler and Roberta L. Lawler and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
Print
Name: _____



DAVID R. WHITTIER
My Commission Expires
August 30, 2007

RECEIVED KENNEBEC SS.

2000 DEC -4 AM 9:00

ATTEST: 
REGISTER OF DEEDS